Cradick
RETAIL PROPERTY CONSULTANTS

GILLINGHAM

51 HIGH STREET ME7 1BQ

Freehold For Sale

LOCATION

Gillingham is situated in the Medway region of Kent, located approximately 10 miles from Maidstone and approximately 4 miles from Rochester. The town benefits from excellent road links to the M2 and A2.

The subject property occupies a prominent position on the lower high street, a short walk away from Gillingham Station (Thameslink and Southeastern services), which provides direct connections to London Victoria, St Pancras International, Luton, Ramsgate and Dover, and a Mid Kent College campus where there are approximately 8,500 students enrolled.

Nearby notable occupiers include **Peacocks**, **Burger King**, **The Hollywood Bowl**, **The Bike Warehouse**, **EE**, **Halifax**, **Costa**, **Subway** and **Wards**.

ACCOMMODATION

The property is arranged as a ground floor lock up shop with a residential maisonette above. The upper floors have been sold off on a 99 year lease commencing 11th January 2008 at a current ground rent of £100 per annum (increasing by £50 every 25 years). The ground floor shop is to be sold with vacant possession and provides the following approximate areas and dimensions:-

Gross Frontage	5.18 m	17 ft
Internal Width (max)	4.87 m	16 ft
Shop and Built Depth	12.8 m	42 ft
Ground Floor Sales	**59.4 sq m**	**640 sq ft**
WC		

TERMS

Offers are sought in the region of **£120,000 (one hundred and twenty thousand pounds)** for the freehold interest with vacant possession of the ground floor.

Please note the upper floors have been sold off on a long lease

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated within band B. A copy of the EPC is available on request.

RATING ASSESSMENT

Current Rateable Value	£7,800
Rate in the £ (2024/25)	49.9p

Prospective occupiers should make their own enquiries to verify this information.

LEGAL FEES

Each party is to be responsible for its own legal costs incurred in the transaction.

CONTACT

For further information or to arrange an inspection of the property please contact sole agents:-

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Subject to Contract and Exclusive of VAT

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